

Master Plan Considerations

Johnson Fain Partners, the design architect for the office building projects of the Capitol Area East End Complex, initiated the design of the project with historical and urban analysis. The western gateway to Capitol Park is marked by the Library and Courts Building and the Jesse Unruh Office Building. Similarly, Johnson Fain Partners' design for the Capitol Area East End Complex extends the visual boundaries east of Capitol Park and provides an eastern gateway and a neighborhood amenity, which is highly accessible and responsive to the surrounding context

- **Public Space** – The amount of public space has been maximized by widening Capitol Avenue between 15th and 17th Street to accommodate a 90-foot wide landscaped median. This median serves as a pedestrian friendly promenade extending the open space of Capitol Park deep into the complex. It also provides a bridge to and amenity for the surrounding communities while conveying a civic presence. A park in itself, it includes shade trees, flowering gardens, lawn fields, seating, and water elements.



Capitol Avenue and 18th Street, Looking West

In addition to the large public open space along Capitol Avenue, the project incorporates several amenities serving state employees and the public. Approximately 19,000 square feet of retail space are incorporated into the ground floor space distributed along the street edges. Infrastructure provisions are made to convert additional ground floor to retail space should the market and programmatic needs justify it. A joint-use community

police station is situated in a space facing the park along Capitol Avenue in Block 173. An auditorium with 300 seats in Block 172 can accommodate off-hour-use by the public. The building on Block 225 includes a child care center with capacity for 100 children and an outdoor play area. Each building features a two-story lobby offering a pleasant civic presence for the building's users and visitors.



- **Parking/Circulation** – Parking for the buildings on Blocks 171-174 is provided in a multileveled parking structure on the north half of Block 173 as well as in a level of subterranean parking extending under Capitol Avenue connecting Block 171 with Block 172 and Block 173 with Block 174. These connections beneath the buildings allow for efficient building servicing, enhanced security, and enable freight delivery and loading off the street level. The vehicular access points to these garages are sited at existing mid-block alley locations to respect typical City traffic patterns as identified in the Sacramento City planning guidelines. The above-grade parking garage is designed to accommodate after-hour-use by the public, particularly for the Convention Center.

- **Massing** – The apparent mass of the complex is significantly reduced by generous setbacks and stepping the buildings down to the surrounding residential neighborhood scale. For example, on O Street, the central section of the building on Block 225 is set back defining a child care center courtyard. In addition to addressing a series of height limitations resulting from the Capitol View Protection Act, the project’s massing is designed to be compatible to adjacent residential neighborhoods. The building heights as seen from the street and sidewalk level in the surrounding communities delineate a variety of edges, which range from two to four stories in height. Higher levels of six and seven stories are set back from immediate line of sight.
- **Design** – From the larger scale issues of urban design to the intricacies of building details and materials, the design and architecture reinforce the civic and social qualities of the surrounding neighborhoods.

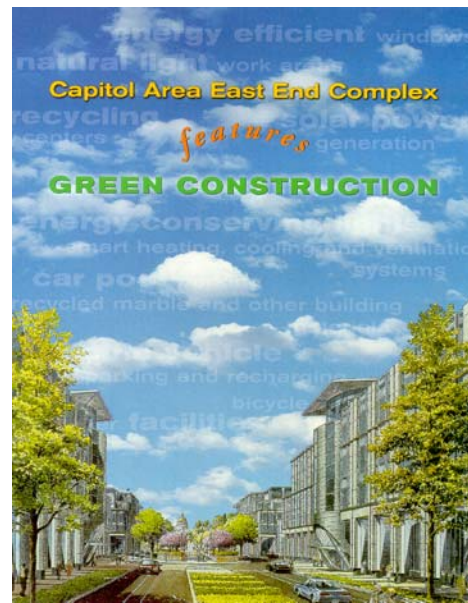
The building facades are designed to effect a compatible transition with surrounding smaller scale neighborhoods, especially to the south and east. Design features and material selection are intended to respond to the scale, articulation, and color of adjacent structures. Cornice lines are modulated at the second, third, and fourth stories to create lower street facades. By aggressively stepping back the upper floors and cladding them with lighter materials, they are designed to visually recede from the pedestrian’s view. Perimeter facades facing residential neighborhoods are modulated to respond to their neighbor’s smaller proportions. Facades on these sides are also clad in a light-toned beige brick more in scale to the residential street.



The buildings further define the boundaries of Capitol Avenue and the Capitol Park extension to reinforce their location on axis with the State Capitol Building. Their symmetrical forms emphasize the civic importance of the Capitol Building and Park. Facades fronting on Capitol Avenue are clad with enduring materials of light toned gray granites that recall the materials of the Capitol Building and other significant state structures in the city. Two-story arcades facing Capitol Avenue and Capitol Park provide shade and shelter to pedestrians as well as reinforcing the civic nature of the complex.

- **Green Building Efforts** – The Capitol Area East End Complex incorporates the latest “green construction” features into an energy efficient and sustainable building design. Some of the project’s environmentally friendly features include:

- 30% more energy efficient than required by Title 24 of the California building code.
- Lower energy costs through use of ‘smart’ light controls, high-energy fluorescent



lamps and window glazing, and open workstations designed to maximize the use of daylight.

- Using building products containing recycled materials including recovered construction and demolition waste.
- Reusing 30,000 square feet of gray marble in ground floor lobbies (recovered from the historic Library and Courts Building).
- Promoting clean air through alternative energy strategies that include recharging stations for electric vehicles designated preferred parking for car pool and alternative fueled vehicles, and bicycle lockers and shower/locker facilities for bicycle commuters.
- Conserving water and reducing sewage discharge by using low flow irrigation systems and plumbing fixture flow restrictions.
- Placing recycling centers on each floor to further encourage recycling of paper, glass, and aluminum.
- Photovoltaic panels to collect solar power and provide shaded parking.
- State-of-the-art underfloor air distribution in Block 225 Office Building.
- Full building commissioning from the design phase and beyond project completion.

By incorporating these and many other sustainable building design features, the Capitol Area East End Complex will significantly EXCEED the building energy efficiency standards mandated by law.